



THE APARTMENT COMPANY®  
20TH ANNIVERSARY



## Portland Place, BATH

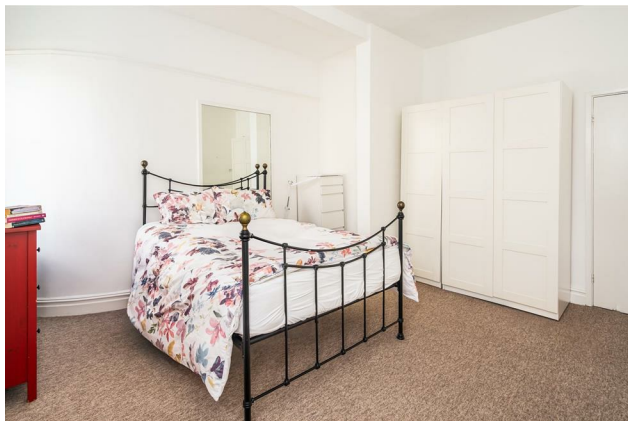
- A Spacious and elegant second-floor apartment with stunning city views
- Open plan living/dining/kitchen
  - Two Double bedrooms
  - Modern Shower room
  - Council Tax Band C
- Prestigious location within easy access of City & local amenities
- Modern kitchen with appliances
  - Sitting room/Bedroom 3
  - EPC rating E
  - Leasehold





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Offers In Excess Of £385,000





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We are delighted to present this beautifully maintained and generously proportioned second-floor apartment, in a Grade II listed townhouse, ideally located in the highly desirable area of Portland Place, just moments from Bath City Centre.

The property comprises an entrance hall, spacious living room with lovely city views, kitchen with integrated white goods, a sitting room/double bedroom, two extremely spacious double bedrooms, a modern shower room and ample storage throughout.

The property further benefits from lovely views over Bath.



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**LIVING ROOM/DINING/KITCHEN**

15'8" x 18'0"

Stunning views into Bath

Contemporary High Gloss Kitchen

Storage Heater

**HALLWAY**

Storage Cupboard

**MASTER BEDROOM**

15'9" x 14'5"

**BEDROOM TWO**

13'8" x 14'1"

**SITTING ROOM/BEDROOM 3**

13'7" x 10'7"

Use as a bedroom or a second sitting room

**LOCATION**

Situated in a prestigious Georgian terrace, Portland Place offers immediate access to the city's amenities, including cafes, shops in nearby Julian Road and public transport. It is short walk to the Royal Crescent, Royal Victoria Park and Bath Spa Station.

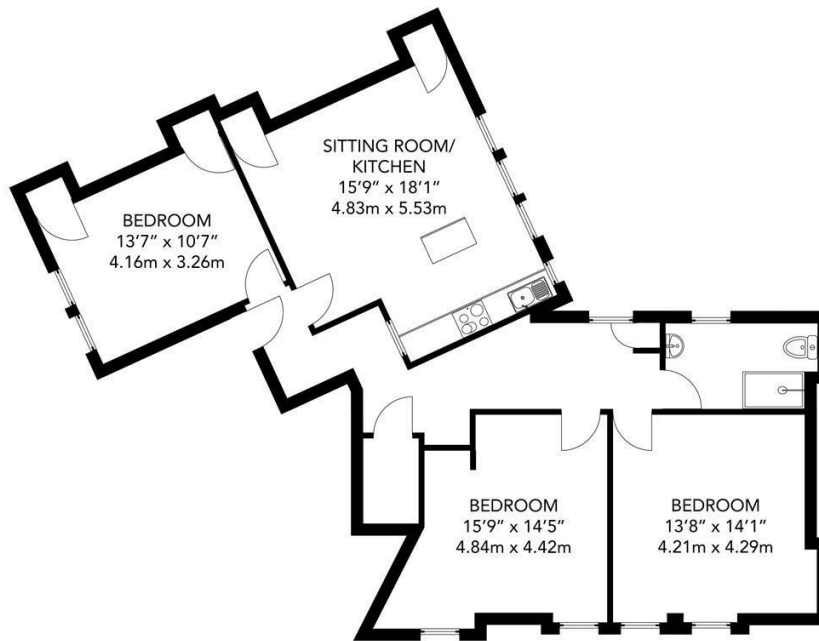


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Portland Place, BATH

Second Floor Apartment, Portland Place, Bath, BA1 2RY  
Total Area: 1014 sq.ft. (94.2 sq.m.)

SECOND FLOOR



THE APARTMENT COMPANY®  
The Apartment Specialists



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Focus Property Marketing 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	